

# FROSTWOOD

# FARMS SUBDIVISION

# PHASE 1

FINAL PLAT

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Tract 3 and Original Lot 43 and containing 23.7254 acres of land, being part of the land as conveyed to Frostwood Farms, LLC in the deed recorded in Volume 1665, Page 649 of the Geauga County Deed Records.

Prepared for: Frostwood Farms, LLC  
204 Sandalwood Dr., Box 188  
Blowing Rock, NC 28605-0188

Contact: Mr. H. David Howe, Jr.  
Phone: (216) 292-5897

### SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of Ohio Administrative Code and the dimensions of the lots and roads are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance by the Geauga County Engineer.

*Donald F. Sheehy*  
Donald F. Sheehy, Professional Surveyor #7049  
July 29, 2003  
Date



### UTILITY EASEMENT:

The undersigned owner, Frostwood Farms, LLC, the owner of the within platted land do hereby grant unto Ohio Edison, Orwell Natural Gas Company, Alltel Corporation and Classic Communications, all Ohio corporations, their successors and assigns (herein referred to as the grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads, and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals, for public and private use at such locations as the grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefor to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipe lines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

In witness whereof the undersigned hereunto set their hands this 1<sup>st</sup> day of AUGUST, 2003.

2003. (Note: This language may be subject to modification if additional easements are provided along or between subplot lines)

FROSTWOOD FARMS, LLC  
*H. David Howe, Jr.*  
H. David Howe, Jr., Co-General Manager  
*Diane Matarazzo*  
Diane Matarazzo, Witness  
*Nancy P. Donnelly*  
Nancy P. Donnelly, Witness

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA

Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have

hereunto set my hand and affixed my official seal at CLEVELAND HTS, OHIO

this 1<sup>st</sup> day of AUGUST, 2003.

MICHAEL P. DONNELLY, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 O.R.C.

NOTARY PUBLIC: *Michael P. Donnelly*  
(print name) MICHAEL P. DONNELLY MY COMMISSION EXPIRES:

### UTILITY EASEMENT ACCEPTED BY:

Ohio Edison REPRESENTATIVE: *Stephen G. Vancleave*  
(print name) STEPHEN G. VANCECLEFT  
Alltel Corporation REPRESENTATIVE: *Jon Hobley*  
(print name) JON HOBLEY 8-12-03

Orwell Natural Gas Company REPRESENTATIVE: *Gregory J. Osborn*  
(print name) GREGORY J. OSBORN 08/12/03  
Classic Communications REPRESENTATIVE: *James Eakin*  
(print name) JAMES EAKIN 8-12-03

### ACCEPTANCE AND DEDICATION:

The undersigned owner, Frostwood Farms, LLC, of the land shown herein, hereby certify that this plat correctly represents "Frostwood Farms Subdivision Phase 1", a subdivision containing Sublots 1 through 6 both inclusive, and do hereby accept this plat of same. The undersigned further agree that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set his hand this 1 day of AUGUST, 2003.

FROSTWOOD FARMS, LLC  
*H. David Howe, Jr.*  
H. David Howe, Jr., Co-General Manager  
*Diane Matarazzo*  
Diane Matarazzo, Witness  
*Nancy P. Donnelly*  
Nancy P. Donnelly, Witness

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA

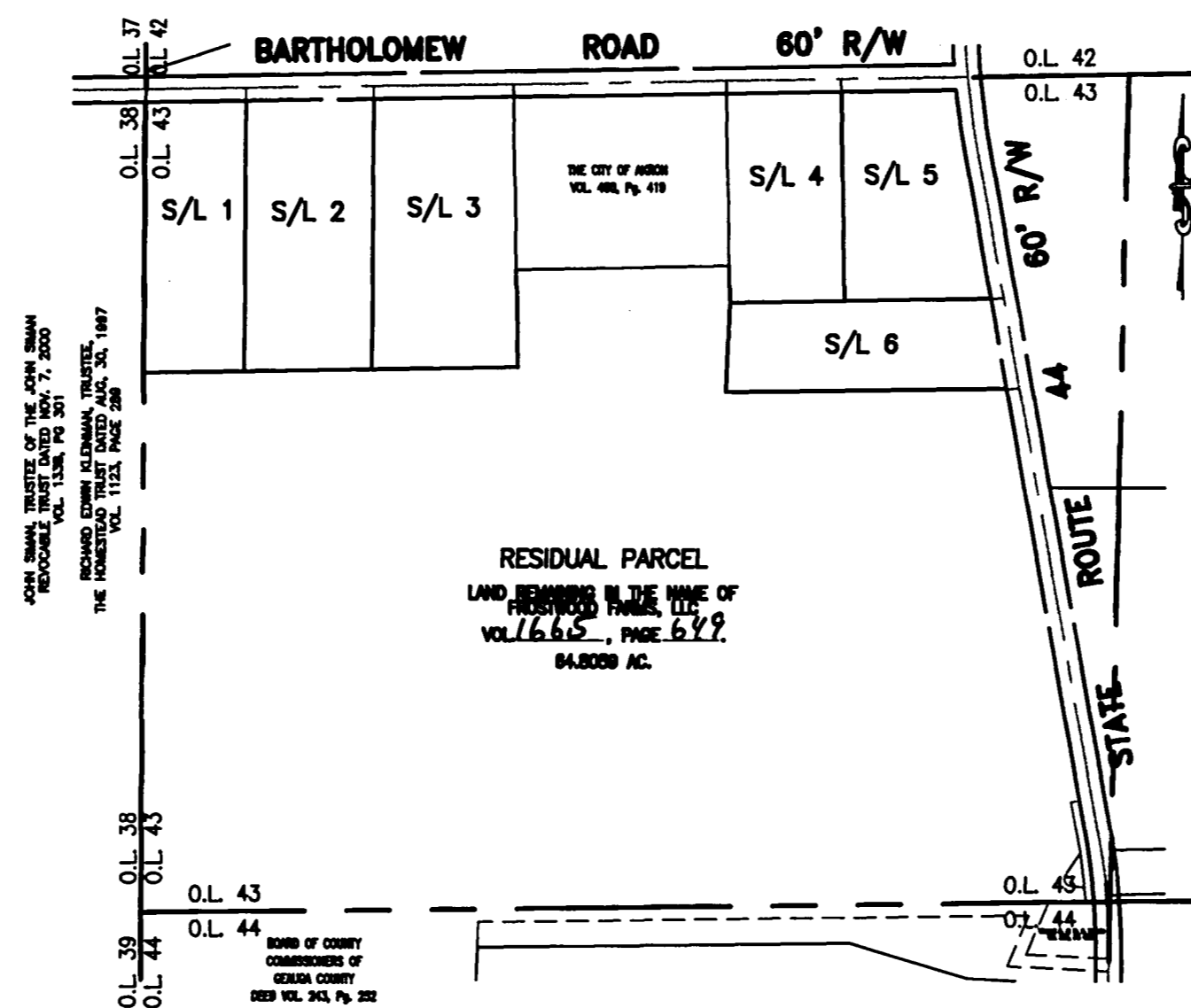
Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have

hereunto set my hand and affixed my official seal at CLEVELAND HTS, OHIO

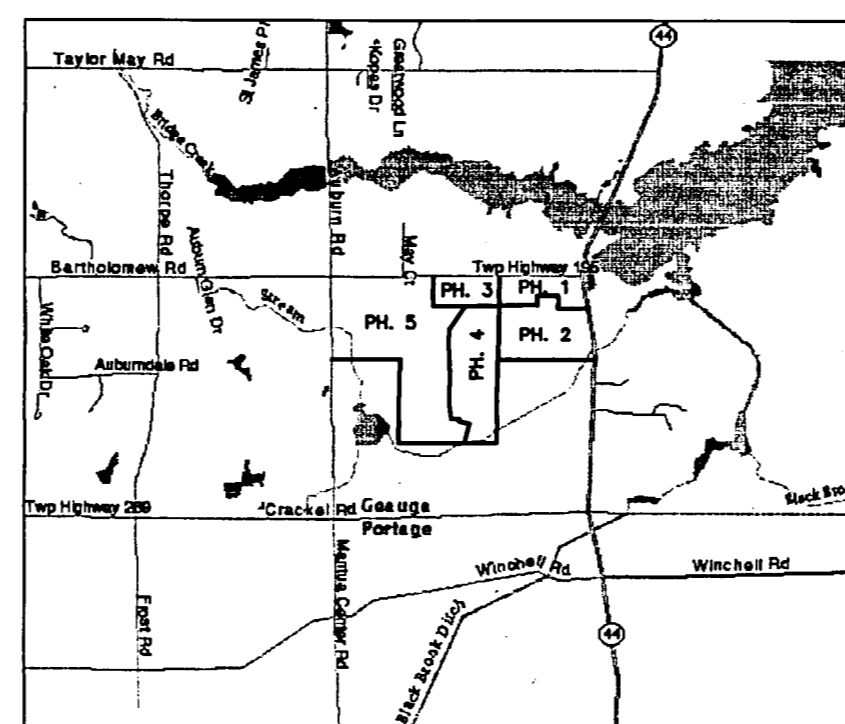
this 1<sup>st</sup> day of AUGUST, 2003.

MICHAEL P. DONNELLY, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 O.R.C.

NOTARY PUBLIC: *Michael P. Donnelly*  
(print name) MICHAEL P. DONNELLY MY COMMISSION EXPIRES:



OVERALL PLAN  
Scale: 1"=400'



VICINITY MAP  
No Scale

### APPROVALS

Approved as to legal form this 13<sup>th</sup> day of August, 2003.

*David P. Joyce*  
David P. Joyce, Geauga County Prosecutor  
*Rebecca F. Schlag*  
Rebecca F. Schlag, A.P.A.

Approved this 12<sup>th</sup> day of August, 2003.

*Eugene T. McCune, Jr.*  
Eugene T. McCune, Jr., Chairman, Geauga County Planning Commission

This plat has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of the Ohio Administrative Code.

This 15<sup>th</sup> day of August, 2003.

*Robert L. Phillips*  
Robert L. Phillips, Geauga County Engineer

Approved this 19<sup>th</sup> day of August, 2003.

*William Repke*  
William Repke, Geauga County Commissioner

*William Young*  
William Young, Geauga County Commissioner

Neil Hofstetter, Geauga County Commissioner

Transferred this 19<sup>th</sup> day of August, 2003.

*Tracy A. Jemison*  
Tracy Jemison, Geauga County Auditor

Filed for record this 19<sup>th</sup> day of August, 2003 at 3:10 P.M.

Recorded this 19<sup>th</sup> day of August, 2003 in plat book

volume 36, page 59-60  
*Mary Margaret McBride*  
Mary Margaret McBride, Geauga County Recorder

200308671622  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
08-19-2003 At 03:10 P.M.  
PLAT 80.00  
DR Book 36 Page 59 - 60

### ZONING STATEMENT

This plat complies with the applicable Auburn Township Zoning Resolution.

This 29<sup>th</sup> day of JULY, 2003.

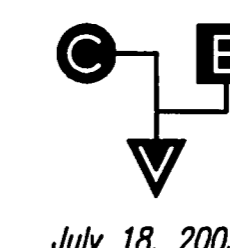
*Frank V. Kitko, Jr.*  
Frank Kitko, Auburn Township Zoning Inspector

### COVENANTS & RESTRICTIONS

The Declarations of Covenants and Restrictions for Frostwood Farms

Subdivision Phase 1 is recorded in Volume 1666, Page 472 of Geauga County Records.

V36-P59



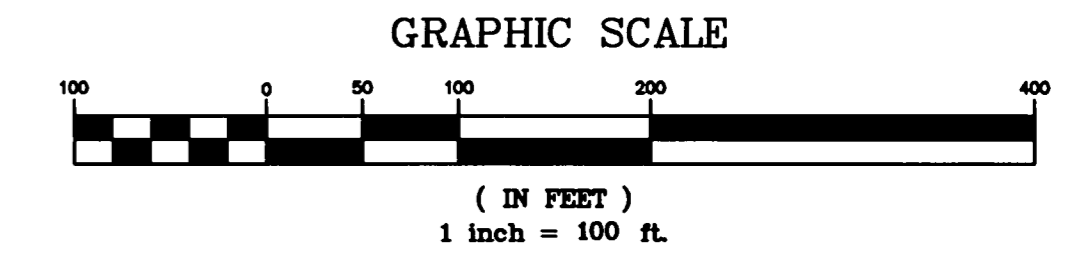
CHAGRIN VALLEY  
ENGINEERING, LTD.  
22399 FORBES ROAD, SUITE B PHN: (440) 439-1999  
CLEVELAND, OHIO 44148 FAX: (440) 439-1989

July 18, 2003

CVE Project No. 02259

**BARTHOLOMEW ROAD 60' R/W**

O.L. 42  
O.L. 43

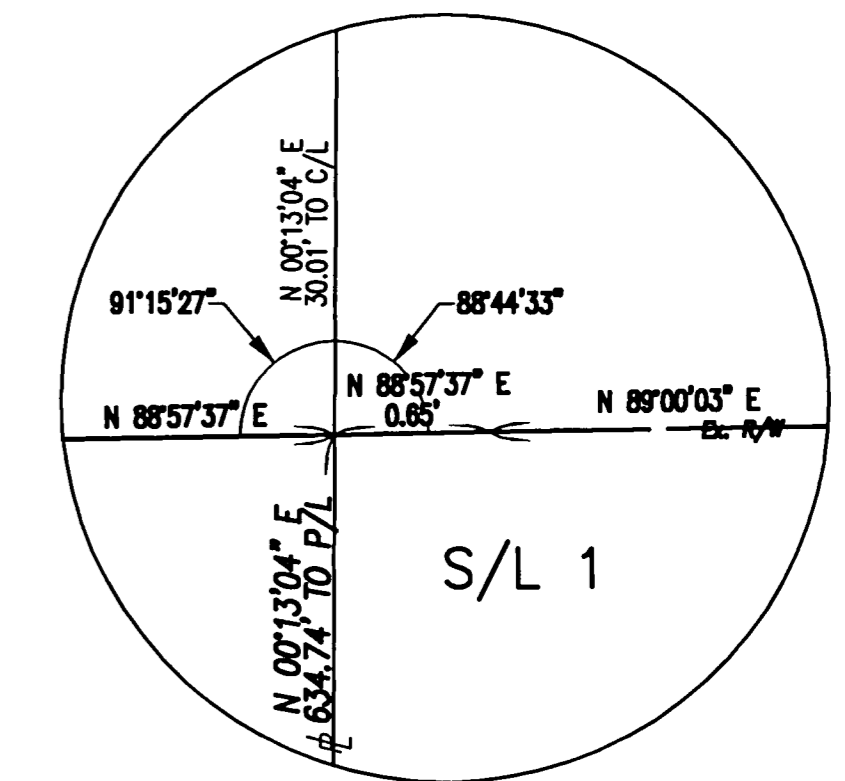


PREPARED BY  
**CHAGRIN VALLEY ENGINEERING, LTD.**

22999 FORBES ROAD, SUITE B PHN: (440) 439-1999  
CLEVELAND, OHIO 44146 FAX: (440) 439-1969

July 18, 2003  
Revised August 6, 2003

CVE Project No. 02259



**FINAL PLAT OF FROSTWOOD FARMS SUBDIVISION PHASE 1**

LOCATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 43.

**SURVEY LEGEND**

- IRON PIN FOUND
- MON. BOX FOUND
- 5/8" IRON PIN SET

EXISTING CENTERLINE CURVE DATA TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	1431.24'	11° 14' 33"	280.84'	140.87'	280.39'	N 04°25'35" W
C-2	1431.24'	5° 33' 50"	138.98'	69.55'	138.93'	N 01°35'13" W
C-3	1431.24'	5° 40' 44"	141.86'	70.99'	141.80'	N 07°12'29" W
C-4	1145.92'	5° 31' 52"	110.62'	55.35'	110.58'	N 07°16'56" W

CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1175.92'	4°09'19"	85.28'	42.66'	85.26'	N 07°58'12" W
2	1401.24'	5°36'04"	136.98'	68.55'	136.93'	N 07°14'49" W

**SUBDIVISION TABULATION - PHASE 1:**

TOTAL NUMBER OF SUBLOTS: 6  
TOTAL ACREAGE IN SUBLOTS: 23.7254 AC.  
TOTAL AREA IN SUBDIVISION: 23.7254 AC.

**V36 P60**

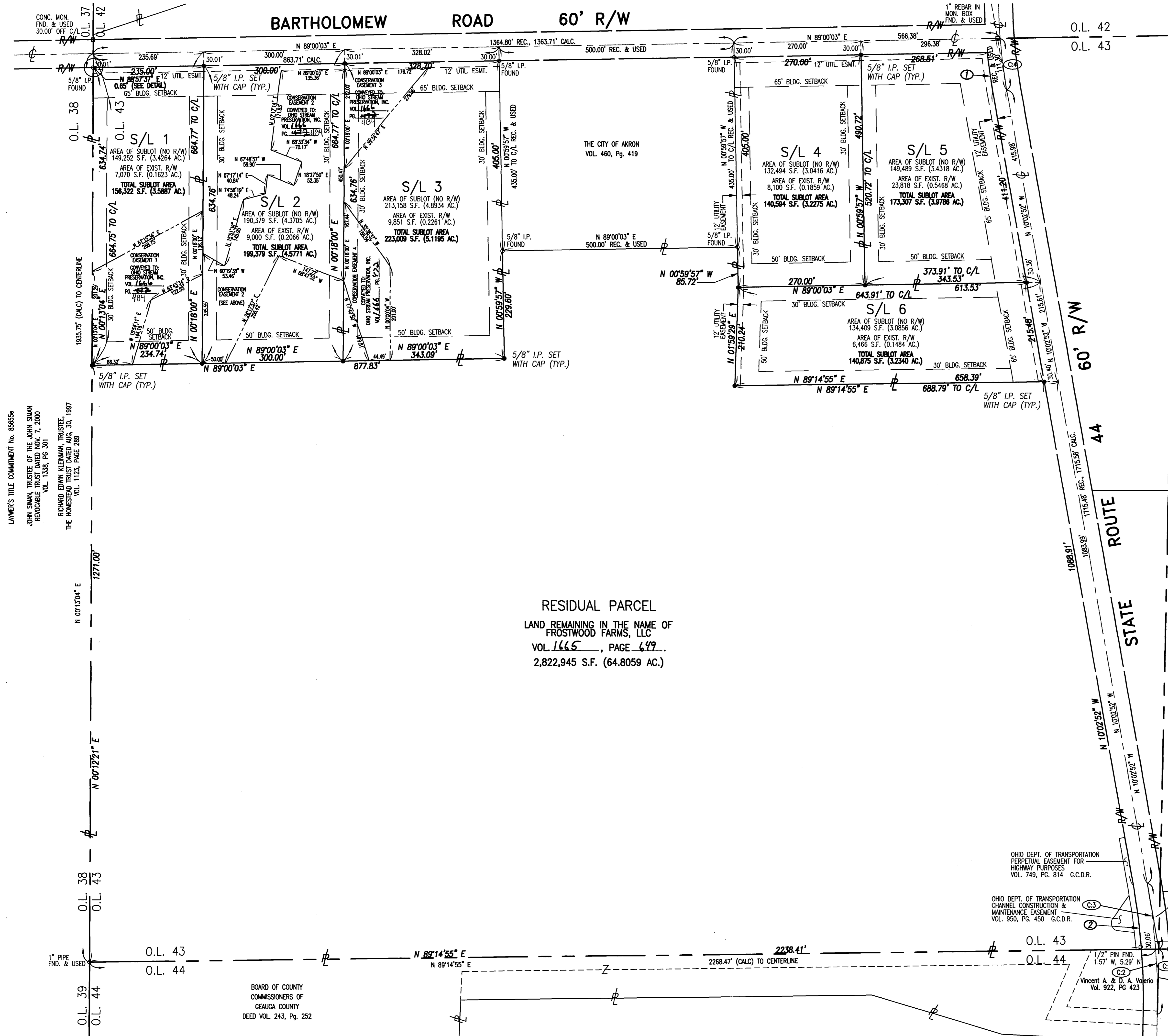
LAWYER'S TITLE COMMITMENT No. 856556  
JOHN SIMAN, TRUSTEE OF THE JOHN SIMAN REVOCABLE TRUST DATED NOV. 7, 2000 VOL. 1338, PG. 301  
RICHARD EDWIN KLEINMAN, TRUSTEE, THE HONESTY TRUST DATED AUG. 30, 1997 VOL. 1121, PAGE 289

RESIDUAL PARCEL  
LAND REMAINING IN THE NAME OF  
FROSTWOOD FARMS, LLC  
VOL. 1665, PAGE 649.  
2,822,945 S.F. (64.8059 AC.)

OHIO DEPT. OF TRANSPORTATION PERPETUAL EASEMENT FOR HIGHWAY PURPOSES VOL. 749, PG. 814 G.C.D.R.

OHIO DEPT. OF TRANSPORTATION CHANNEL CONSTRUCTION & MAINTENANCE EASEMENT VOL. 950, PG. 450 G.C.D.R.

1/2" PIN FND. 1.57' W, 5.29' N  
Vincent A. & D. A. Voleto Vol. 922, PG. 423



BOARD OF COUNTY COMMISSIONERS OF GEAUGA COUNTY DEED VOL. 243, PG. 252